107.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,200 / 813,200
					USE VALUE:	813,200 / 813,200
					ASSESSED:	813,200 / 813,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AURILIO GIUSEPPE & ANNA/TRS
Owner 2:	GIUSEPPE AURILIO REVOCABLE TR
Owner 3:	
Street 1:	42 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AURILIO GIUSEPPE -
Owner 2:	-
Street 1:	42 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .242 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1666 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10556.000	297,500		515,700	813,200
Total Card	0.242	297,500		515,700	813,200
Total Parcel	0.242	297,500		515,700	813,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.00 | /Parcel: 488.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68296

GIS Ref

GIS Ref

Insp Date 09/29/18

!8408!

PREVIOUS ASSESSMENT

Parcel ID 107.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,500	0	10,556.	515,700	813,200		Year end	12/23/2021
2021	101	FV	286,600	0	10,556.	515,700	802,300		Year End Roll	12/10/2020
2020	101	FV	286,600	0	10,556.	515,700	802,300	802,300	Year End Roll	12/18/2019
2019	101	FV	232,500	0	10,556.	515,700	748,200	748,200	Year End Roll	1/3/2019
2018	101	FV	232,100	400	10,556.	442,000	674,500	674,500	Year End Roll	12/20/2017
2017	101	FV	232,100	400	10,556.	412,500	645,000	645,000	Year End Roll	1/3/2017
2016	101	FV	232,100	400	10,556.	353,600	586,100	586,100	Year End	1/4/2016
2015	101	FV	231,000	500	10,556.	316,800	548,300	548,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:16:52

LAST REV

Date	Time
10/02/18	12:03:16
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8408

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AURILIO GIUSEPP	1436-136		6/26/2013	Convenience	99	No	No		
AURILIO ANNA	1194-50		9/23/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	68296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/1998	174	Porch	20,000					ADD UNHEATED PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
6/1/2009	Measured	189	PATRIOT
4/11/2000	Inspected	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10556		Sq. Ft.	Site		0	70.	0.70	4									515,677						515,700	

Total AC/HA:	0.24233	Total SF/SM:	10556	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	515,677	Spl Credit		Total:	515,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.29496312
Const Adj.:	0.99989998
Adj $ / SQ:	129.483
Other Features:	107335
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404148
Depreciation:	106695
Depreciated Total:	297453

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

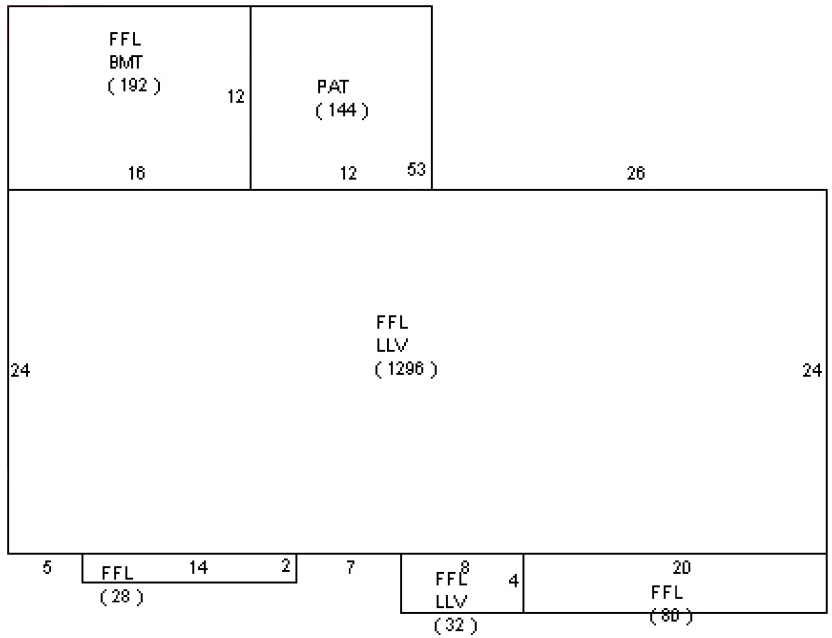
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.48
Special Features:	0	Val/Su Net:	90.37
Final Total:	297500	Val/Su SzAd	182.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,628	129.480	210,799
LLV	Lower Level	1,328	58.270	77,379
BMT	Basement	192	41.330	7,936
PAT	Patio	144	4.850	699

Net Sketched Area:	3,292			Total:	296,813
Size Ad	1628	Gross Area	3292	FinArea	1666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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